

### Notice of Substitute Trustee's Sale

**Date:** OCTOBER 12, , 2020

**Mortgagee:** VJ Heritage, LLC

**Note:** Note dated July 18, 2014 in the original principal amount of \$275,000.00

#### Deed of Trust

**Date:** July 18, 2014

**Grantor:** SRS TEX, LLC

**Mortgagee:** VJ Heritage, LLC

**Recording information:** Clerk's File No. 2014041117, of the Official Public Records of Real Property of Galveston County, Texas

**Property:** A 5.498 ACRE TRACT OF LAND OUT OF LOT TWO (2), BLOCK SEVENTY-SIX (76), SUBDIVISION "P", ANGELL RUNGE ADDITION TO THE TOWN OF ARCADIA, GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 91, PAGE 216, GALVESTON COUNTY DEED RECORDS AND BEING ALL OF SAID LOT TWO (2), SAVE AND EXCEPT THOSE TRACTS CONVEYED IN DEEDS RECORDED IN VOLUME 1127, PAGE 247 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS AND UNDER GALVESTON COUNTY CLERK'S FILE NO. 9532350; SAID 5.498 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF..

**Substitute Trustee's Name:** Brent A. Lane, Jose Pablo Martinez, Steve Leva, Sandy Dasigenis, Jeff Leva, or Lillian Poelker, any to act

**Substitute Trustee's Address:** 10611 Grant Road, Houston, Texas 77070 (Harris County)

**County:** Galveston

**Date of Sale (first Tuesday of month):** November 3, 2020

**Time of Sale:** 10:00 a.m. - 1:00 p.m.

**Place of Sale:** In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Brent A. Lane, Jose Pablo Martinez, Steve Leva, Sandy Dasigenis, Jeff Leva, or Lillian Poelker, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

By: 

Brent A. Lane, Jose Pablo Martinez, Steve Leva, Sandy Dasigenis, Jeff Leva, or Lillian Poelker, any to act

**PREPARED IN THE OFFICE OF:**

Law Office of Beard & Lane, P.C.  
10611 Grant Road  
Houston, Texas 77070  
Telephone: (281) 897-8848  
Email: [brent@beardlane.com](mailto:brent@beardlane.com)

**EXHIBIT "A"**

A 5.498 acre tract of land out of Lot Two (2), Block Seventy-Six (76), Subdivision "P", Angell Runge Addition to the Town of Arcadia, Galveston County, Texas, according to the map or plat thereof recorded in Volume 91, Page 216, Galveston County Deed Records and being all of said Lot Two (2), Save and Except those tracts conveyed in Deeds recorded in Volume 1127, Page 247 of the Official Records of Galveston County, Texas and under Galveston County Clerk's File No. 9532350; said 5.498 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod set for the Northwest corner of the herein described tract, same being a point on the Easterly right-of-way line of Birch St. (based on 60 feet in width) and the Westerly line of said Lot 2, Block 76, Subdivision "P", Angell Runge Addition, being South 20 deg. 19 min. 00 sec. West, a distance of 175.12 feet from a 1/2 inch iron rod found for the Northwest corner of said Lot 2;

THENCE South 69 deg. 41 min. 00 sec. East and parallel with the North line of said Lot 2, a distance of 995.00 feet to a 3/8 inch iron rod set for the Northeast corner of the herein described tract, same being a point on the East line of said Lot 2;

THENCE South 20 deg. 19 min. 00 sec. West and along the East line of said Lot 2, a distance of 262.68 feet to a 3/8 inch iron rod set for the Southeast corner of said Lot 2;

THENCE North 69 deg. 41 min. 00 sec. West along the South line of said Lot 2, a distance of 820.00 feet to a 3/8 inch iron rod set for corner;

THENCE North 20 deg. 19 min. 00 sec. East a distance of 125.00 feet to a 3/8 inch iron rod set for corner;

THENCE North 69 deg. 41 min., 00 sec. West and parallel with the South line of said Lot 2, a distance of 175.00 feet to a 3/8 inch iron rod set for corner on the West line of said Lot 2, same being the East right-of-way line of Birch Street;

THENCE North 20 deg. 19 min. 00 sec. East along the West line of said Lot 2 and said East right-of-way line, a distance of 137.68 feet to the PLACE OF BEGINNING.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of Land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override item 2 of Schedule "B" hereof.

# FILED

Instrument Number: *FILED2020001642*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 10/12/2020 11:05AM

I hereby certify that this instrument was FILED on the date and time stamped hereon  
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*